

# ASSIGNEE'S MORTGAGE SALE

## OF VALUABLE REAL ESTATE

IN FREDERICK CITY, MARYLAND  
IMPROVED BY LARGE BRICK GARAGE, APARTMENTS  
AND MERCANTILE QUARTERS

NOS. 114-116-118 WEST PATRICK STREET

By virtue of the power and authority contained in a certain mortgage dated the 7th day of December, 1965 from Ed Jacobsen, Jr., Inc., a body corporate of the State of Maryland, to Donald H. Hiltner and Winifred L. Hiltner, his wife, of record among the Land Records of Frederick County, Maryland, in Liber q37, Folio 724, etc., the same having been duly assigned to J. Vernon Summers, Assignee, for the purpose of foreclosure, default having occurred in the payment of the principal amount due under and secured by said mortgage, and interest due thereon, the undersigned J. Vernon Summers, Assignee, will offer for sale at public auction to the highest bidder for cash on the terms hereinafter mentioned on

**MONDAY, APRIL 29th, 1968**

11 O'CLOCK A. M. (E.D.T.)

At the Court House Door, in Frederick, Maryland, all of the land and premises described in the aforesaid mortgage.

Said property having a total frontage of approximately 78 feet, extending back approximately 372 feet, known as 114-116-118 West Patrick Street, Frederick, Maryland, extensively improved with a large building of brick, steel and frame construction, occupied as a garage and sales rooms, with four apartments.

This property is well located in the heart of Frederick City about one-half block from the Francis Scott Key Hotel. It is occupied by tenants and is a good income producing property.

Terms of Sale: A deposit of 10% will be required of the purchaser or purchasers on day of sale, the balance to be paid upon ratification thereof by the Circuit Court for Frederick County. Rents, State, County and City taxes and other public charges assessed against the property will be adjusted as of the date of sale. All costs of conveyancing, including any revenue stamps requisite for the deed shall be borne by the purchaser or purchasers.

THE AMOUNTS DUE UNDER TWO PRIOR MORTGAGES ON THE ABOVE DESCRIBED REAL ESTATE, IN FAVOR OF THE FARMERS AND MECHANICS NATIONAL BANK, RECORDED IN LIBER 676, FOLIO 416 and LIBER 727, FOLIO 41, LAND RECORDS OF FREDERICK COUNTY, MARYLAND, WILL BE MADE KNOWN AT THE DATE OF THE SALE.

**J. VERNON SUMMERS, Assignee**

STEWART HOBBS BROWN  
Solicitor for Assignee  
15 North Court Street  
Frederick, Maryland-21701

## ACKNOWLEDGMENT OF PURCHASE

I/We Donald H. Hiltner and

Winifred L. Hiltner

hereby acknowledge having purchased from J. Vernon Summers, Assignee of Donald H. Hiltner and Winifred L. Hiltner, his wife, under Mortgage from Ed Jacobsen, Jr., Inc., a body corporate of the State of Maryland, all that real estate, with the improvements thereon, described in the annexed Advertisement of Sale, at and for the sum of \$ Fifteen Thousand Three Hundred Dollars (\$15,300.00), and agree to comply with the terms of sale as therein set forth.

Witness My/Our Hand(s) and Seal(s)

this 29th day of April, 1968.

Donald H. Hiltner (SEAL)  
Donald H. Hiltner

Winifred L. Hiltner (SEAL)  
Winifred L. Hiltner

Witness:

D. Null  
D. Null

Received from Donald H. Hiltner  
Donald H. Hiltner

the sum of One thousand five hundred thirty & 00/100 Dollars  
(\$ 1,530.00 ) in compliance with the terms of sale as set forth above.

Exhibit  
Filed April 29, 1968

J. Vernon Summers  
J. Vernon Summers - Assignee